

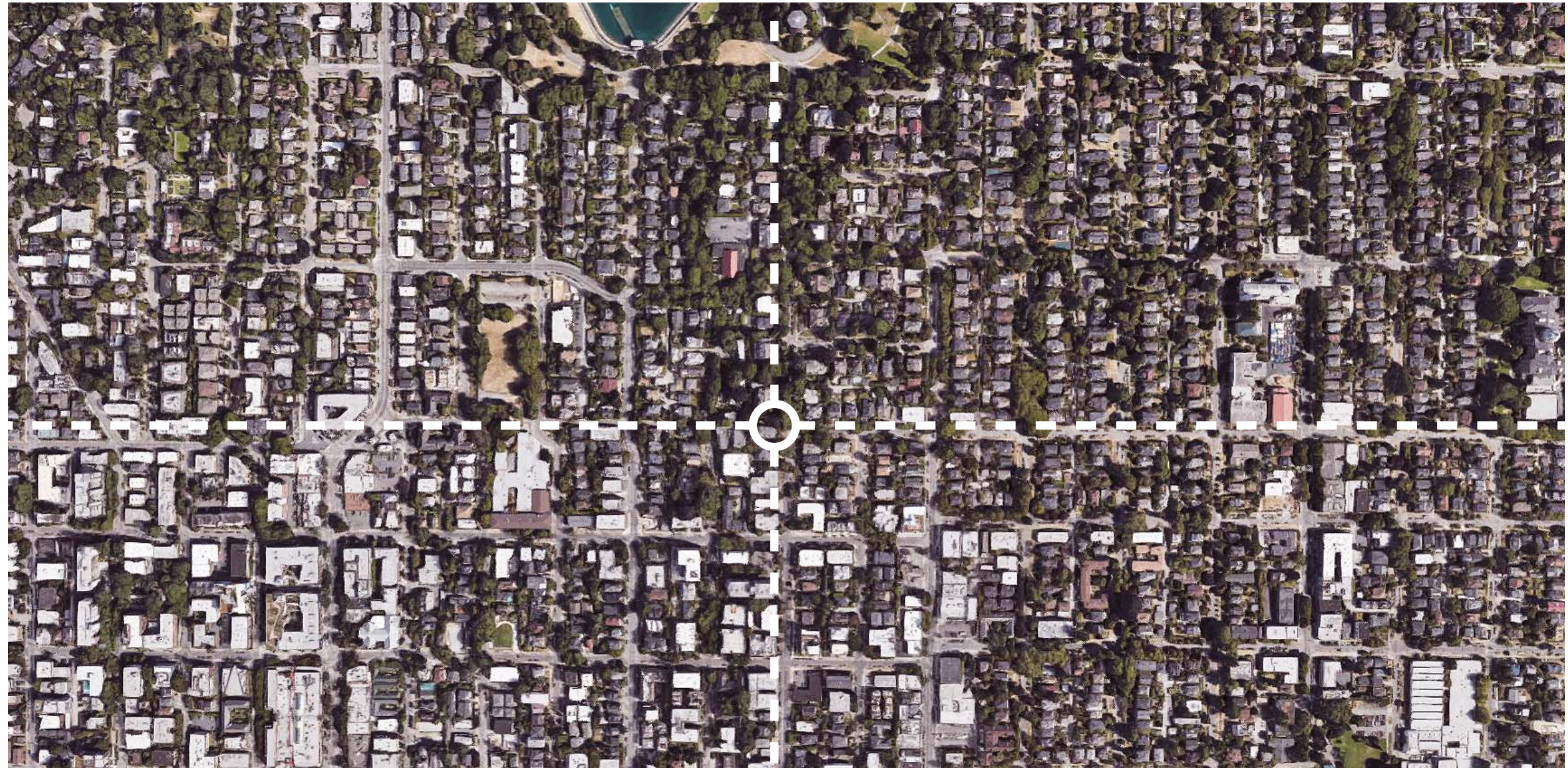
ROY

635 13th Avenue East

SDCI numbers 3034042-EG // 6710766-CN

Streamlined Design Review Submittal

23 July 2019



gProjects
workshop AD
root of design



contents

- 3 **section 3.0 development objectives**
design proposal / public outreach
- 4 **section 4.0 site information**
survey
site plan
landscape plan
- 8 **section 5.0 context analysis**
street views
urban analysis
typologies and textures
- 14 **section 6.0 zoning data**
zoning map
- 16 **section 7.0 design guidelines**
design guidelines
- 18 **section 8.0 architectural concept**
architectural concepts
elevations
floor plans
views
- 30 **section 9.0 adjustment requests**
adjustment request
arborist report

design proposal

Address: 627/635 13th Ave E
Seattle, WA 98102
Parcel Number: APN 133630-0325
APN 13630-0330
DPD Project Number: 3034042-EG

Applicant: Workshop AD, LLC
Contact: Steve Bull

The 4,992 square foot Capitol Hill site is zoned LR-3(M) and is located at the intersection of East Roy Street and 13th Avenue East within the Capitol Hill Urban Center Village.

The development is proposed on a west lot of the newly configured lot boundary proposed under project 3033818. The lot boundaries are being adjusted to facility a rowhouse development along 13th Avenue East that will create a domestically scaled project and more strongly respond to the zone transition of the streetscape to the north. The lot boundary adjustment allows for greater solar access into the development and responds to the existing topography.

The project situates five townhomes over a partially below grade common garage. The garage will also provide spaces for trash and recycle, bicycle parking, and utilities. A sixth townhome is located in front of the below grade parking fronting East Roy Street. Outdoor amenity area is provided on the roof of the garage and within a courtyard between the subject project and the adjacent project that fronts 13th Avenue East. Note this portion of the garage is not included in the façade length measurement.

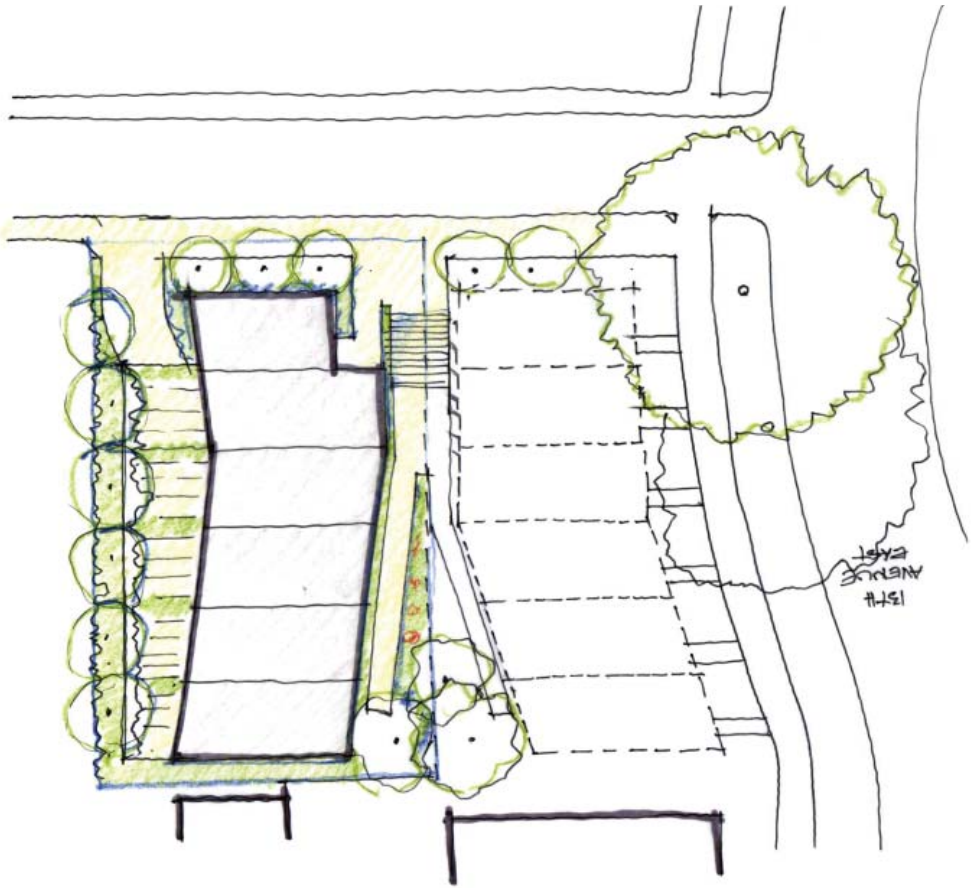
The design proposal responds to four primary considerations:

Reduce neighborhood impacts by providing partially below grade parking with landscaped amenity area above.

Provide topographic transitions and architecturally scaled elements based on typologies in the neighborhood.

Utilize exterior materials and landscape that respond to the typologies of the neighborhood and reinforce the domestic textures of the context.

Create a single open space that connects strongly with the streetscape, increases the solar exposure through the site, responsively scales the Roy frontage, and integrates the community within the neighborhood.



community outreach

A community outreach meeting was held on site on May 14, 2019. During the meeting the design team described preliminary design considerations and asked for feedback on design issues, community priorities, and key aspects of the neighborhood. The community provided the following comments:

1. Questions about impacts to alley access from Roy during construction.
2. The context is very eclectic; early 1900 homes to more modern structures, particularly on the east side of 13th.
3. The neighborhood is evolving.
4. Prefer to see higher quality materials and human scale elements over a whitewashed “historic.” Some projects that try to look historic are embarrassing.
5. The city is planning to create a bike lane on Roy.
6. Appreciate the widening of the sidewalk and prefer the side walk at the curb with a planting strip between the sidewalk and building face.
7. Glad to see that that project is not 5 or 6 stories.
8. Pointed out that there is ground water seepage in the area.
9. Like the reorienting of the lots to create a south facing open space and more permeability into the site.
10. Appreciate that the parking is concealed in the structure
11. Like the steps up to the central open space.
12. Consider how the east and west sides of 13th differ.
13. Consider construction access and keep neighborhood well informed about possible street closures
14. Consider safety at garage entry with alley opposite and the pedestrian connections to the elementary school at the other end of Roy.
15. Study the garden feel of the neighborhood for references for project.
16. Would appreciate detailed documentation of existing houses prior to demolition.

- Additional outreach and engagement efforts include:
- Direct mailing to residences and businesses within 500 feet of site.
 - email to distribution list of community organizations identified by the Department of Neighborhoods as well as the Capitol Hill Blog.

4.0 // site information

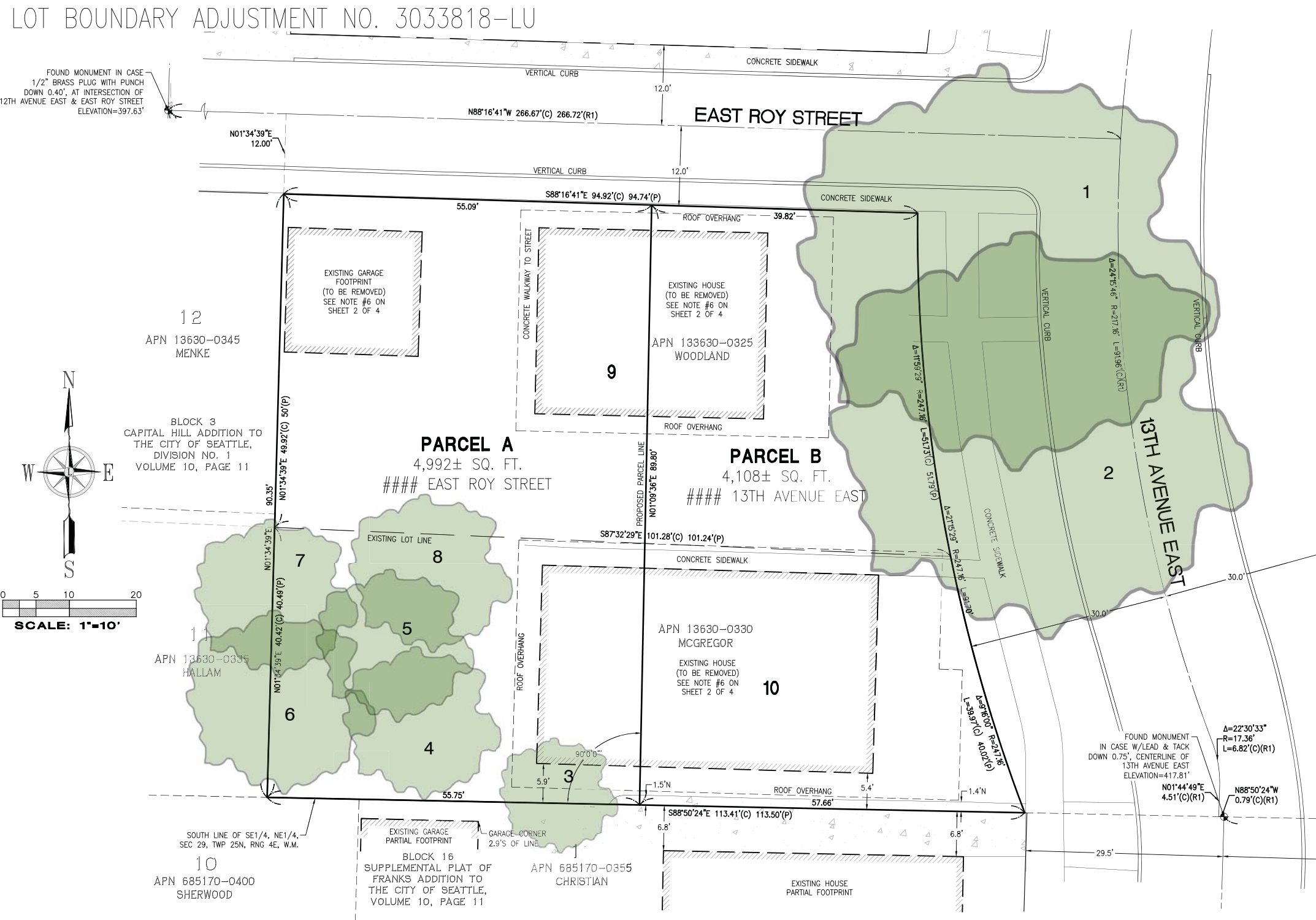
adjusted lots survey

Parcel A
That portion of lots 9 & 10, block 3, capitol hill addition to the city of Seattle, Division No. 1, according to the plat thereof, recorded in Volume 10 of plats, page 11, records of King County, Washington, lying west of the following described line;

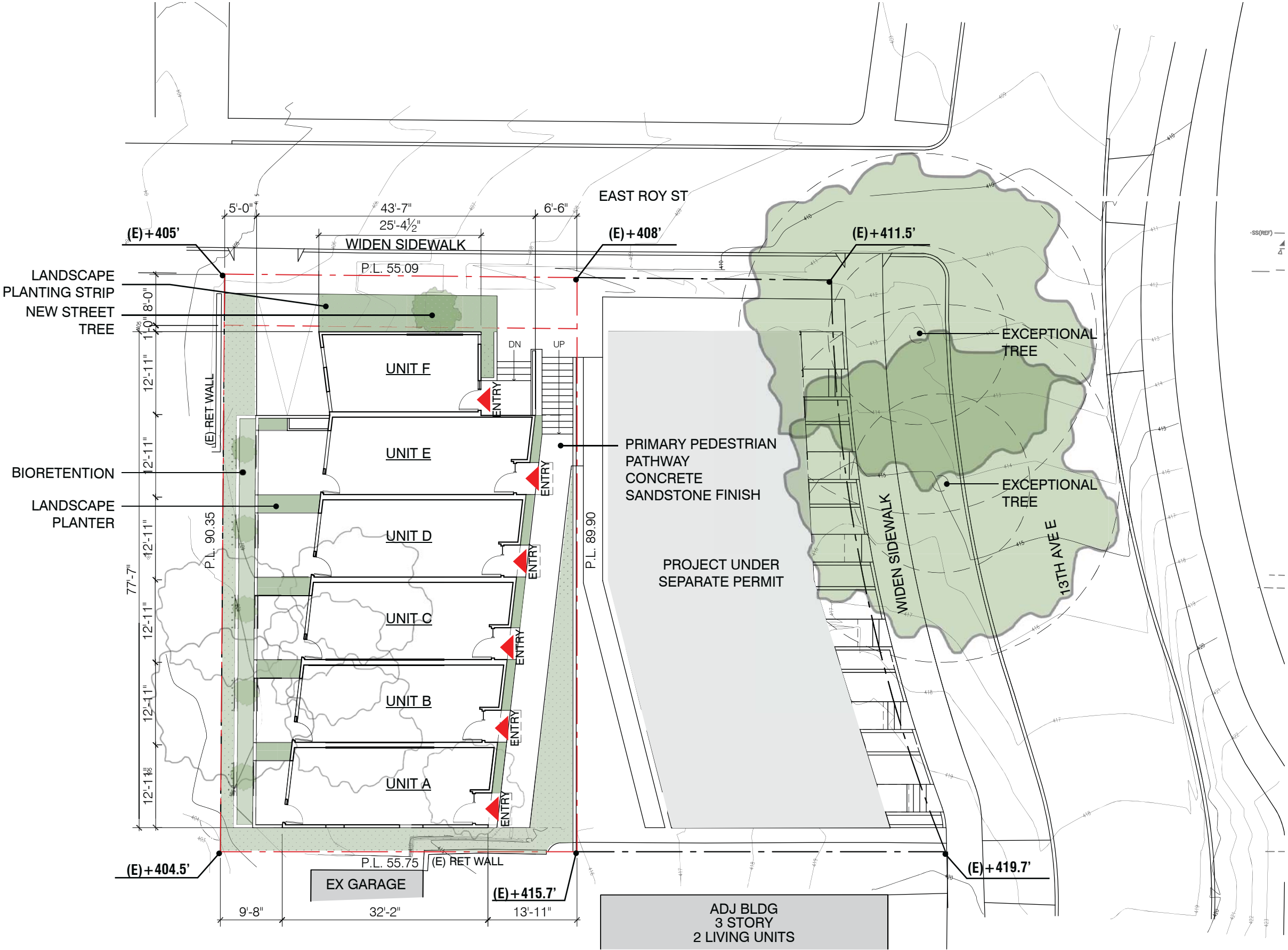
Commencing at the southwest corner of said lot 10; thence south 88d50'24 east, along the south line of said lot 10, 55.75 feet to the true point of beginning; thence north 01°09'36" east, perpendicular to said south line, 89.90 feet to the north line of said lot 9 and the terminus of said line.

Parcel B
That portion of lots 9 & 10, block 3, Capitol Hill addition to the City of Seattle, Division No. 1, according to the plat thereof, recorded in volume 10 of plats, page 11, records of King County, Washington, lying east of the following described line;

Commencing at the southwest corner of said lot 10; thence south 88°50'24" east, along the south line of said lot 10, 55.75 feet to the true point of beginning; thence north 01d09'36" east, perpendicular to said south line, 89.90 feet to the north line of said lot 9 and the terminus of said line.



site plan



landscape plan

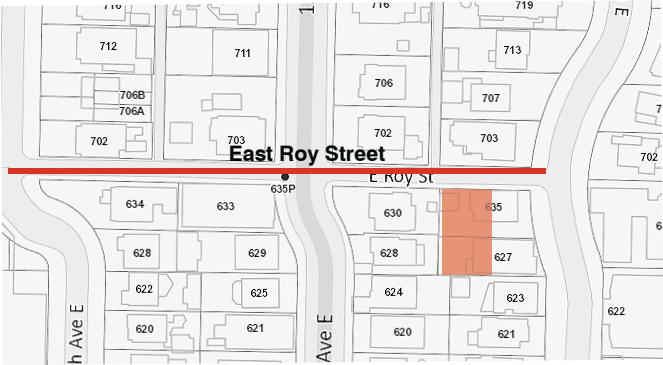
TREES	
	<u>BOTANICAL / COMMON NAME</u>
	<i>Carpinus caroliniana</i> / American Hornbeam Street Tree
	<i>Liriodendron tulipifera</i> 'Fastigiata' / Columnar Tulip Tree
SHRUBS	
	<u>BOTANICAL / COMMON NAME</u>
	<i>Beesia deltophylla</i> / Beesia
	<i>Bergenia cordifolia</i> 'Winterglut' / Winterglow Bergenia
	<i>Blechnum spicant</i> / Deer Fern
	<i>Brunnera macrophylla</i> 'Silver Heart' / Siberian Bugloss
	<i>Carex oshimensis</i> 'Everillo' / Everillo Japanese Sedge
	<i>Dryopteris erythrosora</i> / Autumn Fern
	<i>Festuca glauca</i> / Blue Fescue
	<i>Ilex crenata</i> 'Sky Pencil' / Sky Pencil Japanese Holly
	<i>Lavandula angustifolia</i> 'Hidcote Blue' / Hidcote Blue Lavender
	<i>Liriope muscari</i> 'Big Blue' / Big Blue Lilyturf
	<i>Mahonia eurybracteata</i> 'Soft Caress' / Mahonia Soft Caress
	<i>Pennisetum orientale</i> / Oriental Fountain Grass
	<i>Rheum rhabarbarum</i> / Rhubarb
	<i>Rhododendron</i> x 'Ramapo' / Ramapo Rhododendron
	<i>Sarcococca ruscifolia</i> / Fragrant Sarcococca
	<i>Vaccinium corymbosum</i> 'Patriot' / Patriot Blueberry
BIORETENTION	
	<u>BOTANICAL / COMMON NAME</u>
	<i>Carex obnupta</i> / Slough Sedge
	<i>Cornus alba</i> 'Gouchaultii' / Goldenleaf Dogwood
	<i>Juncus effusus</i> / Soft Rush
VINES	
	<u>BOTANICAL / COMMON NAME</u>
	<i>Clematis armandii</i> 'Snowdrift' / Evergreen Clematis



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5.0 // context analysis

street views



13th Ave E

project site

triplex 2-story
1905

East Roy // south side



East Roy // north side

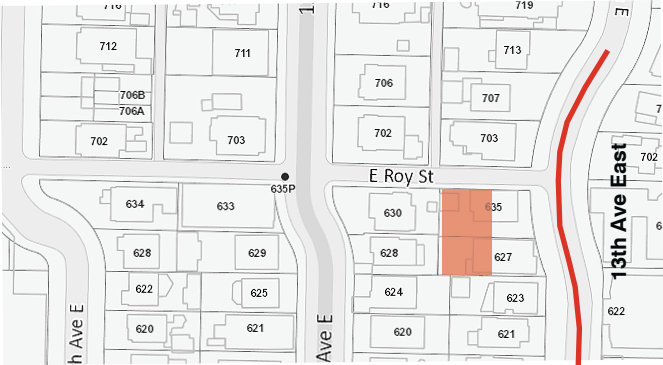


Serena Apartments
1926



opposite site
1905 single family
2-story

street views



13th Ave E // west side

adjacent to site
1926 // 2-units
3-story

site



13th Ave E // east side

adjacent to site
1907 // 2-bldg
3-story



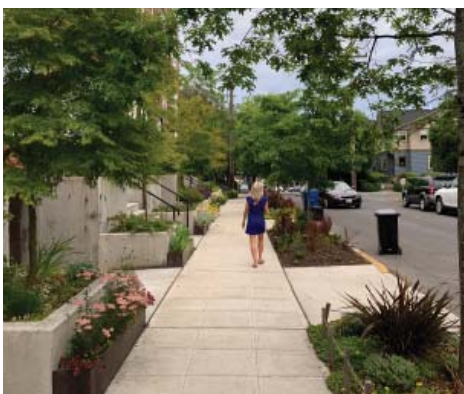
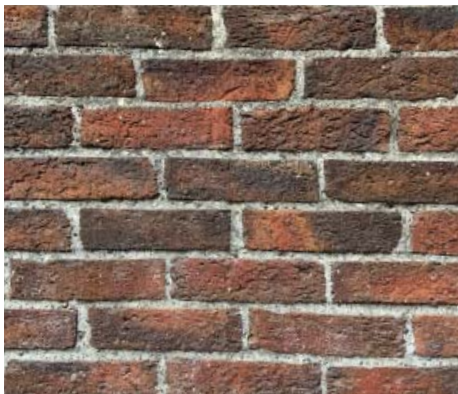
adjacent to site
1905 single family
2-story



urban analysis

East Roy is a very narrow street with no on street parking and extends just three blocks between 13th Avenue East and 11th Avenue East where it terminates at the Lowell Elementary playground. The south side sidewalk is very narrow at 3.5 feet and is adjacent to the curb edge. Structures or retaining walls are located at the property line and create a strong street edge. The north side of Roy is defined by tall hedges and landscape that separates single-family homes and private yards from the streetscape. These homes present side facades with limited visual or physical connections to Roy.





typologies and textures

Topography

The entire neighborhood and individual lots negotiate a topographic change that extends predominantly in the east west direction. Terraced yards, stairways, and one story garages with yards above are common typologies the mediate the transition from the public realm into a site.

Scale

The residential types observed range from two story wood framed single-family structures from the early 20th century to four story apartment projects. Structures that negotiate topography are articulated with a concrete or masonry base at ground level, with multiple stories above clad in varying materials. The base usually has few or small openings and is often used as a garage. Upper levels are generally simple in form with openings that are scaled to the use of the space.

Texture

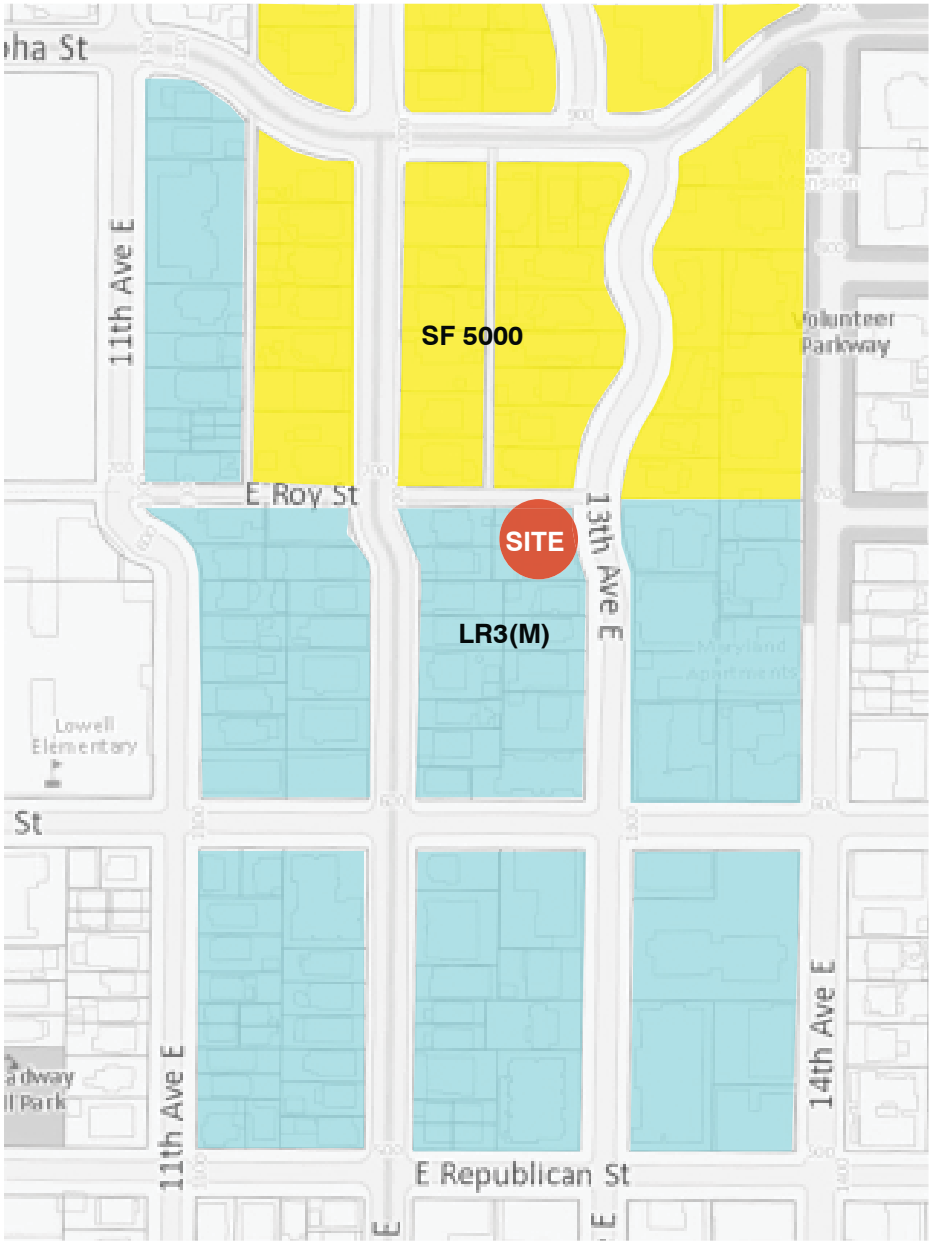
The materials are varied across the different types of residential structures. Throughout the neighborhood wood siding and trim, brick, concrete, stucco, iron, and steel are all prevalent. Retaining walls are concrete, brick, and rockeries. Dimensional wood siding and trim is typically painted. Colors are generally neutral and light.

Landscape

Landscape is used to define the transition between public and private space. Ground cover and shrubs between three and eight feet tall are often located at the edge of the sidewalk and in front of or on top of retaining walls. A variety of medium sized ornamental trees are found within yards. Fences are sometimes used, but vegetation is generally preferred along the street fronting lot lines. Street tree species are varied and many along Roy are mature.

6.0 // zoning data

Project numbers	3034042-EG 6710766-CN
Zoning	LR3-(M) Capitol Hill Urban Center
Lot Size	4,992 sq ft 55.75 x 89.90
FAR	2.3
Allowable GFA	11,481 sq ft
Proposed GFA	9,632 sq ft
Density Limit	No limit
Base Height Limit	50 feet
Setbacks	Front 7 ft average Side 5 ft minimum / 7 ft average Rear 5 ft minimum / 7ft average (adjustment for side and rear)
Amenity Area	25% of lot area = 1,248 sq ft proposed = 1,381 sq ft
Facade Length	65% of lot depth (adjustment) See page 32 for adjustment request
Parking required	None proposed = 9



zoning diagram



use diagram

- single family
- multifamily
- school / church

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7.0 // design guidelines

applicant selected priorities



TOPOGRAPHY AND ORIENTATION

The sloping topography of the site provides an opportunity to locate parking within a structure that is below finished grade. A central open space that connects the street to the townhome units occupies the space above the garage. This open space is a community-making space. The parking access can then be provided on the downhill side of the site, away from the street corner intersection and the active space of the central pedestrian stairway and site circulation.

- CS1-C Topography: Elevation Changes
- CS2-A Location in the City and Neighborhood: Sense of Place
- DC1-B Vehicular Access and Circulation: Access Location and Design
- DC1-C Parking and Service Uses: Below-Grade Parking | Visual Impacts
- DC1-2 Capitol Hill: Visual Impacts and Parking and Service Uses



THE PUBLIC REALM AND PEDESTRIAN ACCESS

A central stairway into the south facing open space creates the opportunity for a direct connection between each unit and the public realm. All units share equally in this connection. A wide stairway and other site elements provides an opportunity to linger at the transition to the public realm.

- CS2-B Adjacent Sites, Street, and Open Spaces: Connection to the Street
- PL1-A Network of Open Spaces: Enhancing Open Space | Adding to Public Life
- PL1-B Walkways and Connections: Pedestrian Infrastructure, Volume, & Amenities
- PL1-1 Capitol Hill: Enhance Open Space Connections
- PL3-A Entries: Ground Related Housing
- PL3-B Residential Edges: Ground-level Residential | Interaction
- PL3-2 Capitol Hill: Residential Edges



NEIGHBORHOOD FABRIC

As a relatively compact site the proposed massing is a simple form and shaped to maximize a south facing court and a west facing side yard. Since the project presents a front facade within a street context that is predominantly side facades, the structure width is similar in scale to the typical single-family residences and provides similarly scaled yards. The project provides an opportunity to explore architectural presence through urban and landscape integration, contemporary materials, and modern scaled openings that connect interior living spaces with views and context.

- CS2-A Location in the City and Neighborhood: Sense of Place | Architectural Presence
- CS3-A Emphasizing Positive Neighborhood Attributes: Fitting Old and New Together | Contemporary Design
- CS3-1 Capitol Hill: Fitting Old and New Together



COHESIVE FORM

Zoning forces on this small site result in a challenging massing envelope. A simple form is preferred with all facades using a consistent material deployment and a shifting pattern of window openings to create rhythm and scale. At the street level the building presents a brick base which combines with landscaping elements to create an active and vibrant form. Depth and variation in the east and west facades is achieved through the inflection of the overall form.

- CS2-D Height, Bulk, and Scale: Existing Development and Zoning | Respect for Adjacent Sites
- DC2-A Massing: Site Characteristics and Uses
- DC2-B Architectural and Façade Composition
- DC2-C Scale and Texture
- DC2-1 Capitol Hill: Facades at Setbacks and Corners | Scale and Texture



BUILDING + LANDSCAPE

Enhancement of the landscaped spaces along the edges of the building to the street and the adjacent lots is integral to the project. By holding the sidewalk to the curb edge, there is an opportunity to maintain the prevailing sidewalk to street relationship along Roy and to provide a landscape buffer between the pedestrian realm and the structure. Similar to the other terraced garages within the neighborhood, ground cover, shrubs, and medium sized ornamental trees can be used to enhance the rhythm of façade articulation and provide screening between the project and the neighbor to the west. The south facing central landscaped open space prioritizes access for all units and creates a collective identity for the development.

- CS1-D Plants and Habitat: On-Site Features
- PL1-C Outdoor Uses and Activities
- DC3-A Building-Open Space Relationship: Interior/Exterior Fit
- DC3-B Open Space Uses and Activities: Multifamily Open Space
- DC3-C Open Space Design: Amenities and Features
- DC3-1 Capitol Hill: Residential Open Space
- DC4-D Trees, Landscape, and Hardscape Materials: Choice of Plant Materials | Hardscape Materials



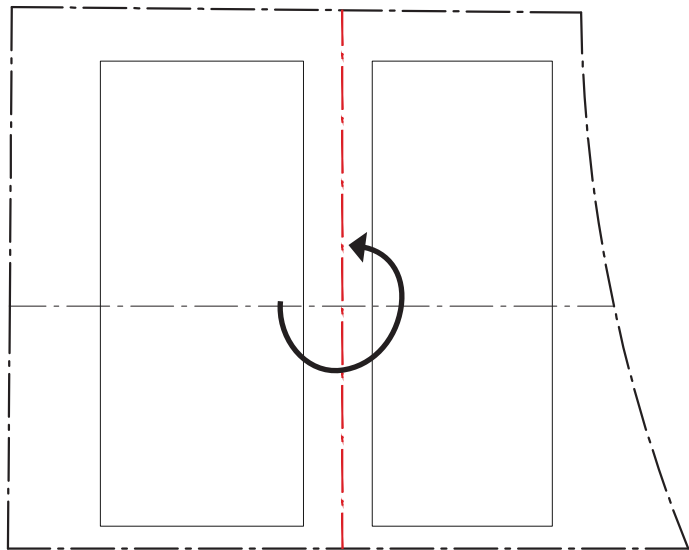
MATERIAL / OPENINGS / CONNECTIONS

The external zoning forces on a very small site leaves little or no room for building modulation and secondary elements. Cladding composition and opening configuration provide an opportunity to create a carefully articulated façade where visual connections between interior space and neighboring buildings, the public realm, and views are considered.

- CS1-B Sunlight and Natural Ventilation: Daylight and Shading
- CS1-1 Capitol Hill: Sunlight, Shade and Natural Ventilation
- DC2-B Architectural and Façade Composition
- DC4-A Building Materials: Exterior Finish Materials | Climate Appropriateness
- DC4-1 Capitol Hill: Quality and Texture of Exterior Finish Materials

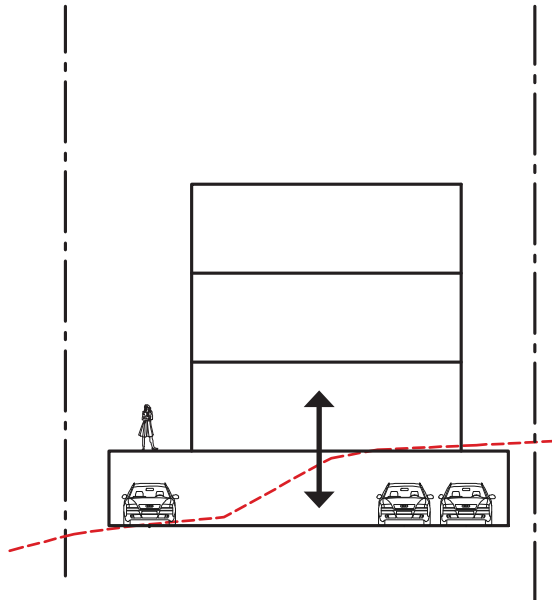
8.0 // architectural concept

site operations



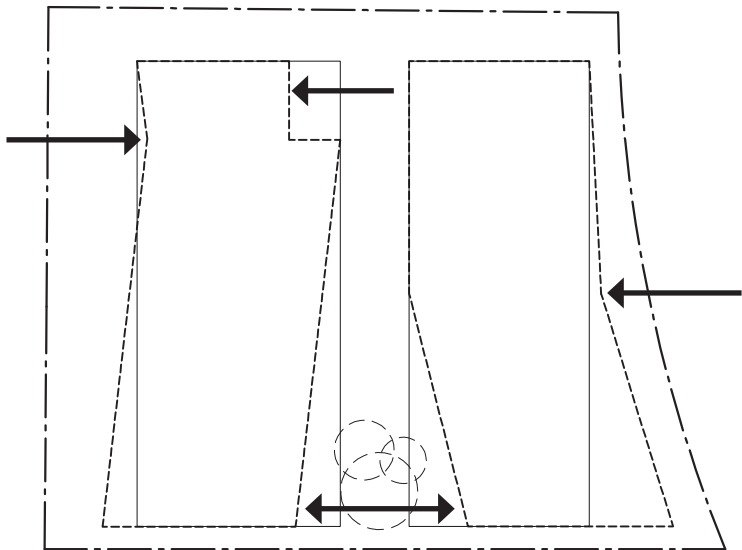
turn

the lot boundaries maximize solar penetration into and through the site and establish a rowhouse project on the adjacent lot to the east.



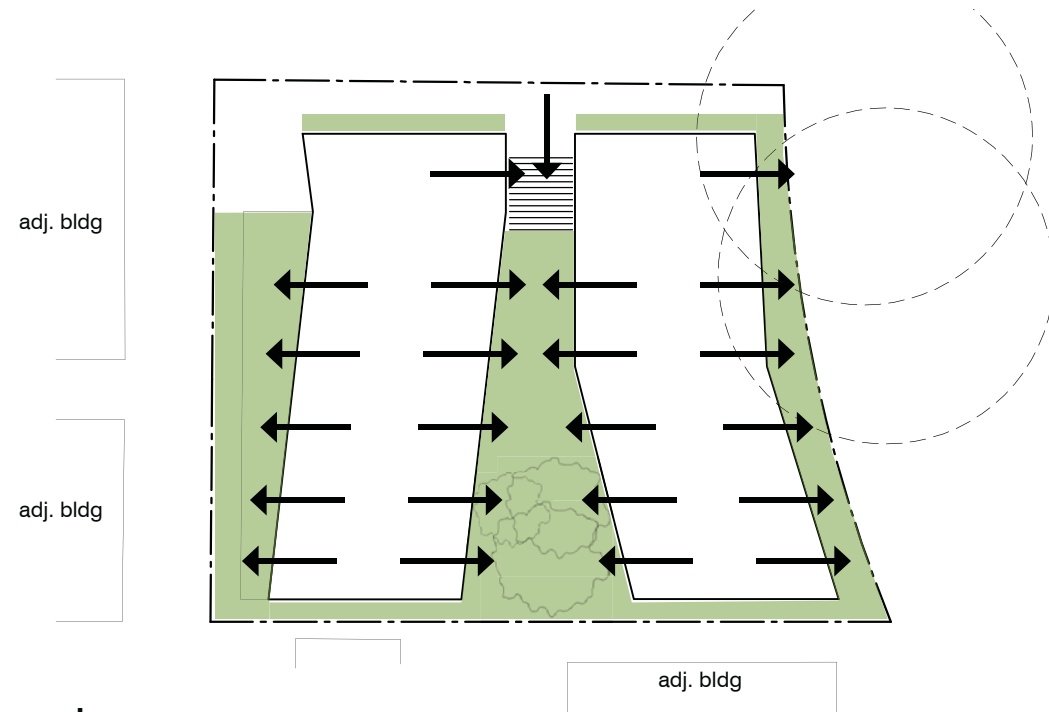
lift

the living spaces over a below grade parking structure to mitigate parking impacts and create a landscaped pedestrian ground level.



shape

the form to the geometry of 13th Avenue East which opens the courtyard to the south, shortens the structure width fronting East Roy Street, and expands the yard width on the west.



yard

Fill the open spaces with landscapes that filter the connections between interior living spaces and neighbors.



scale

with a brick building base and upper stories with legible townhome differentiation and subtle story expressions.



texture

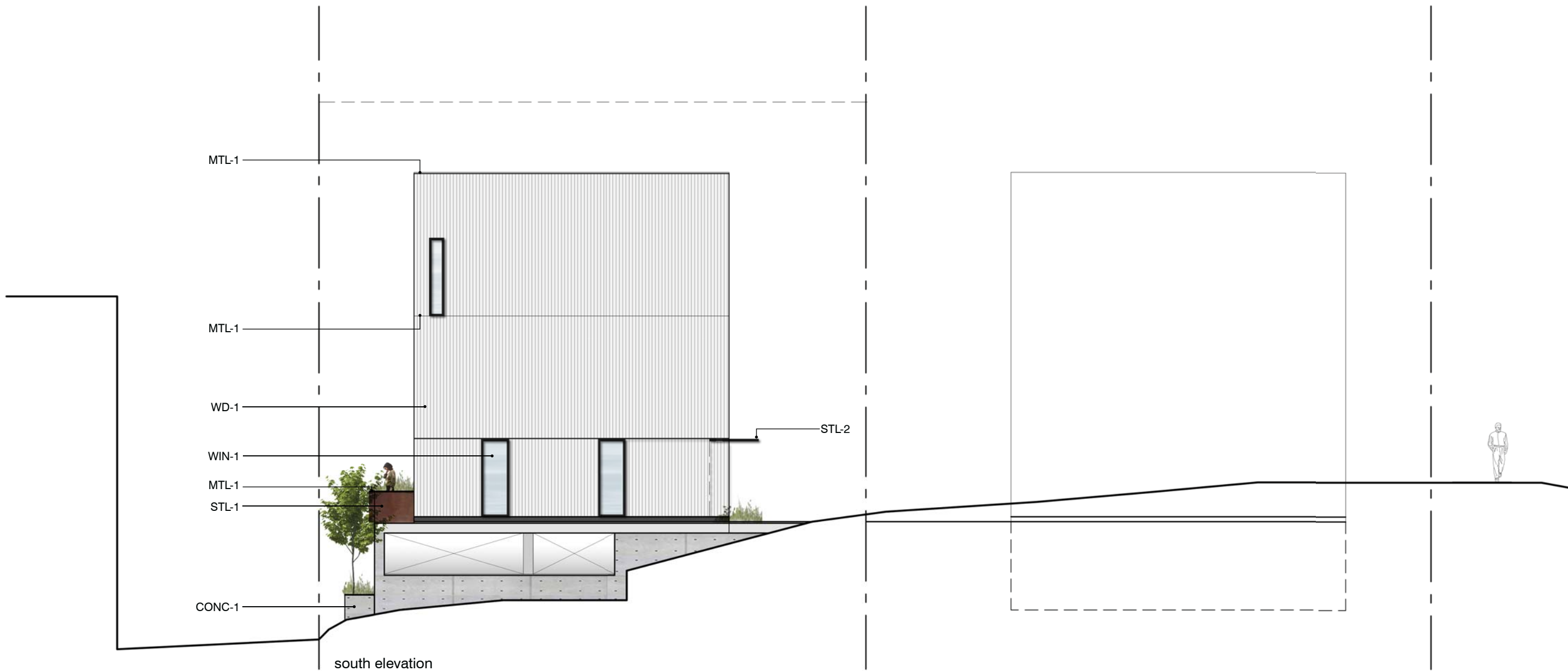
using brick, wood, metal, and landscaping that is contextually responsive.

exterior elevations





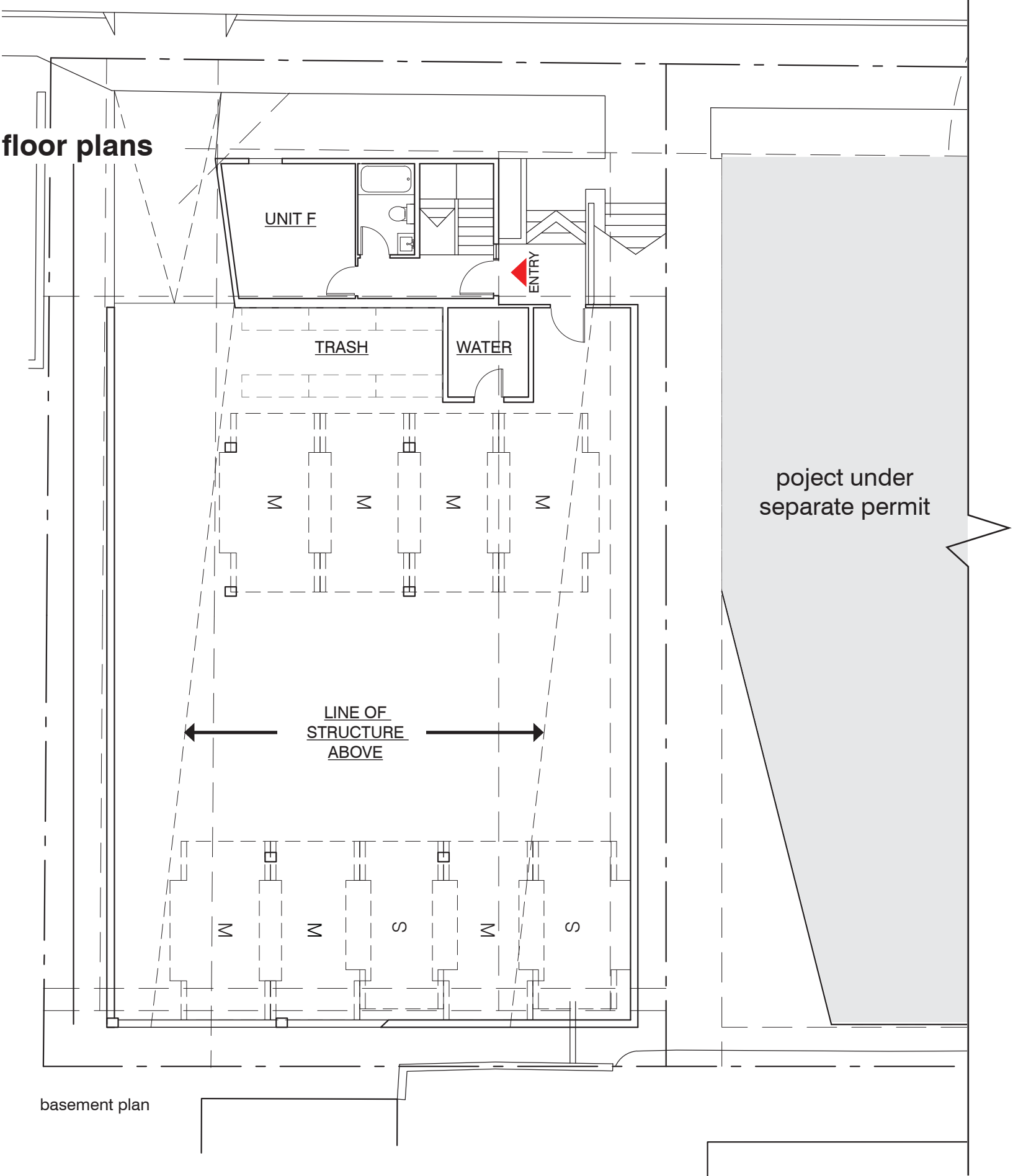
exterior elevations



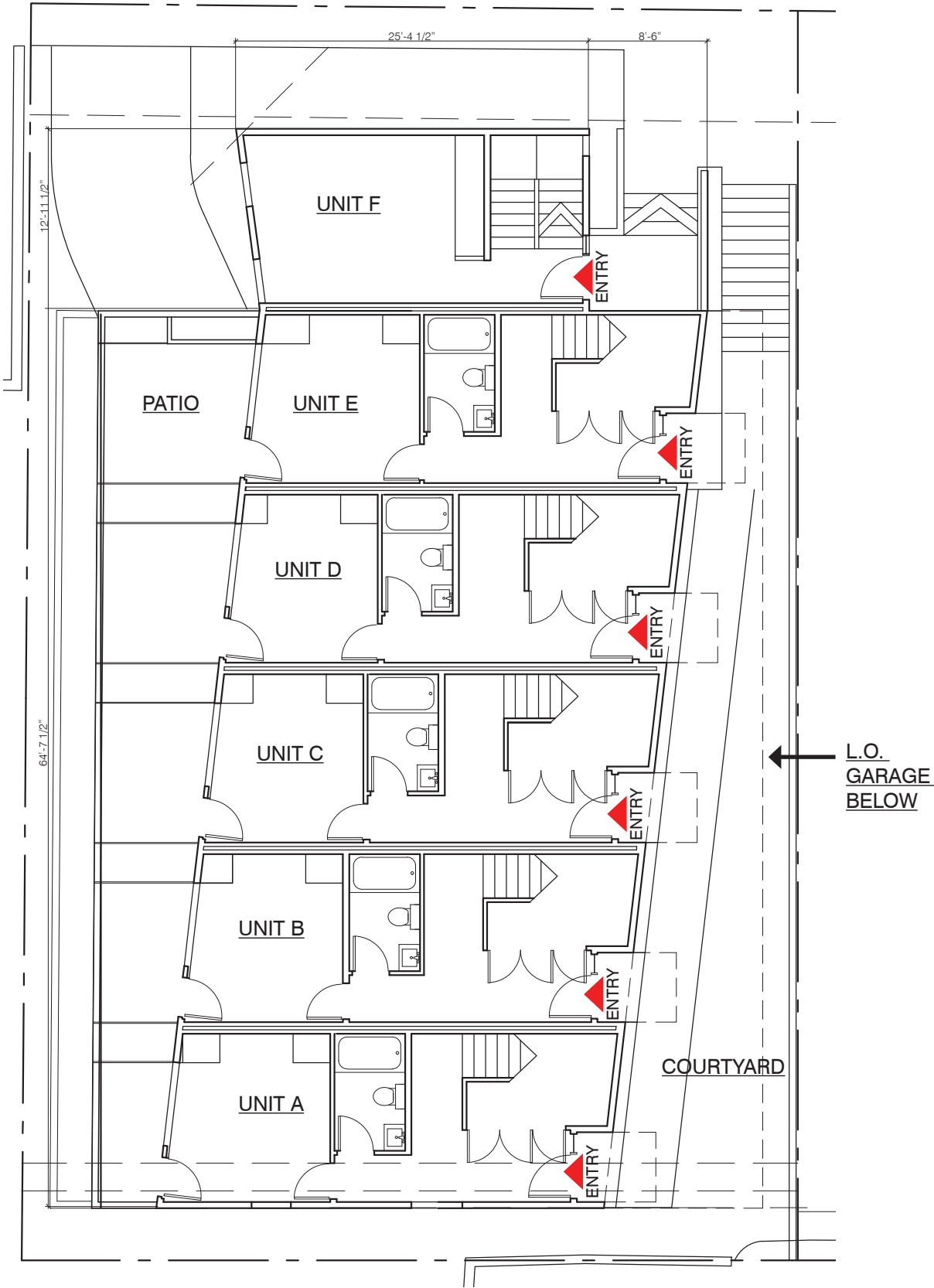
- CONC-1 C.I.P CONCRETE
2'X8' FORMWORK
NATURAL FINISH W/ SEALER
- MSN-1 BRICK
- STL-1 WEATHERING SHEET STEEL
- STL-2 CANOPY
- MTL-1 METAL CAP FLASHING
PAINTED ALUMINUM - BLACK
- MTL-2 DOWNSPOUT AND scupper
PAINTED ALUMINUM - WHITE
- MTL-3 METAL GUARDRAIL & HANDRAIL
PAINTED STEEL TUBE & BAR - BLACK
- WIN-1 TYPICAL WINDOW
VINYL - BLACK EXTERIOR
- WD-1 VERTICAL T&G PAINTED - WHITE



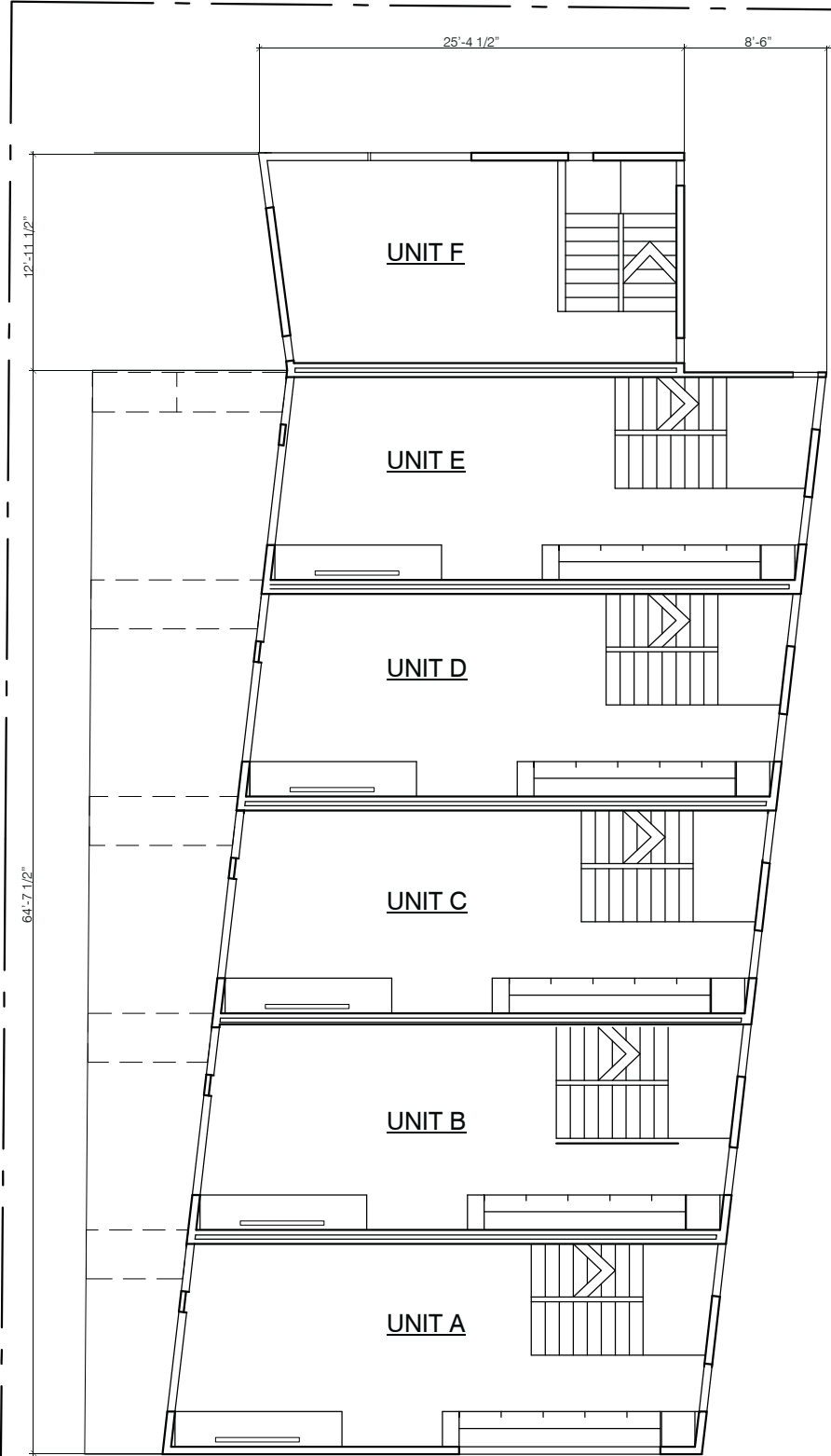
floor plans



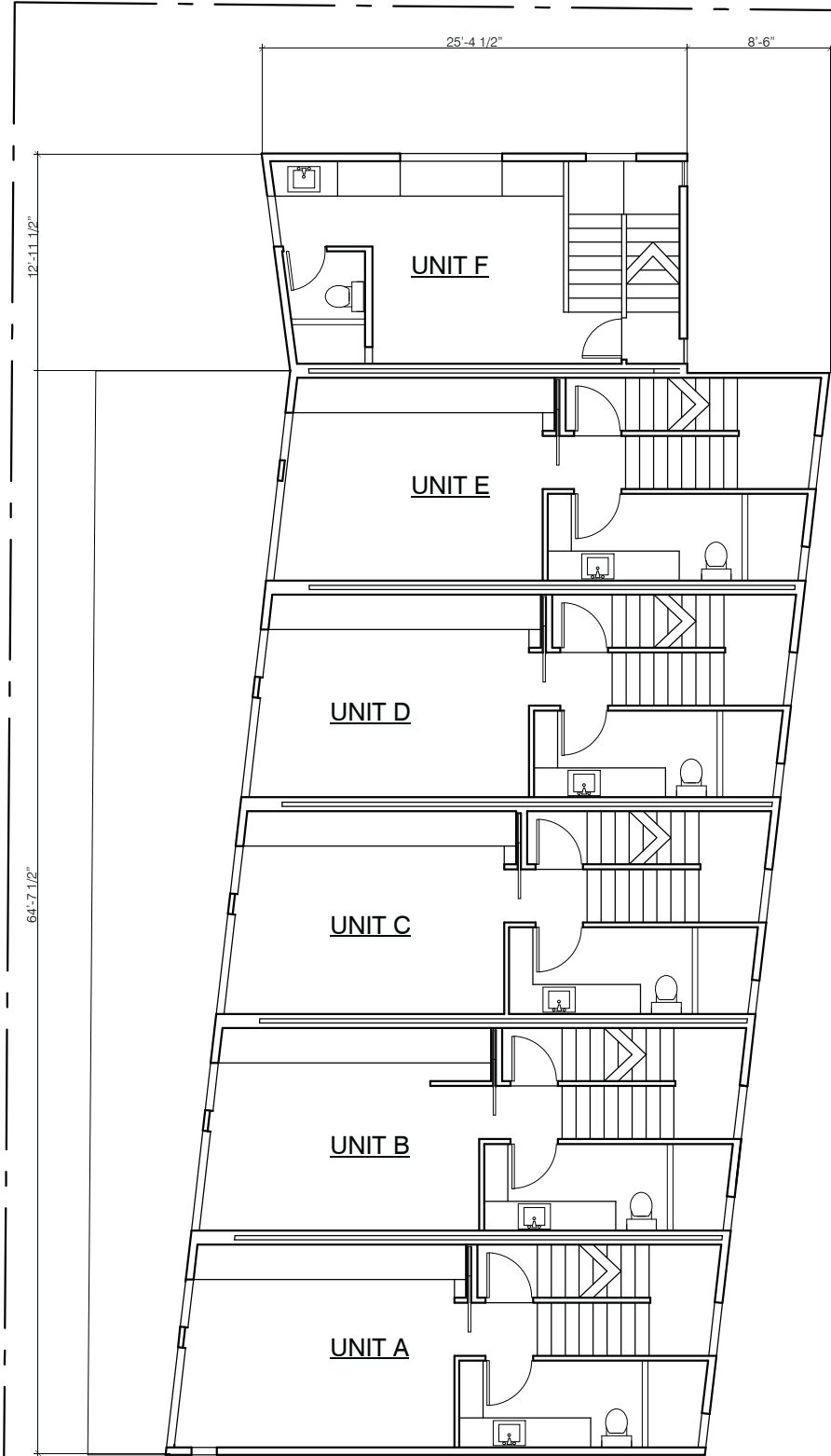
basement plan



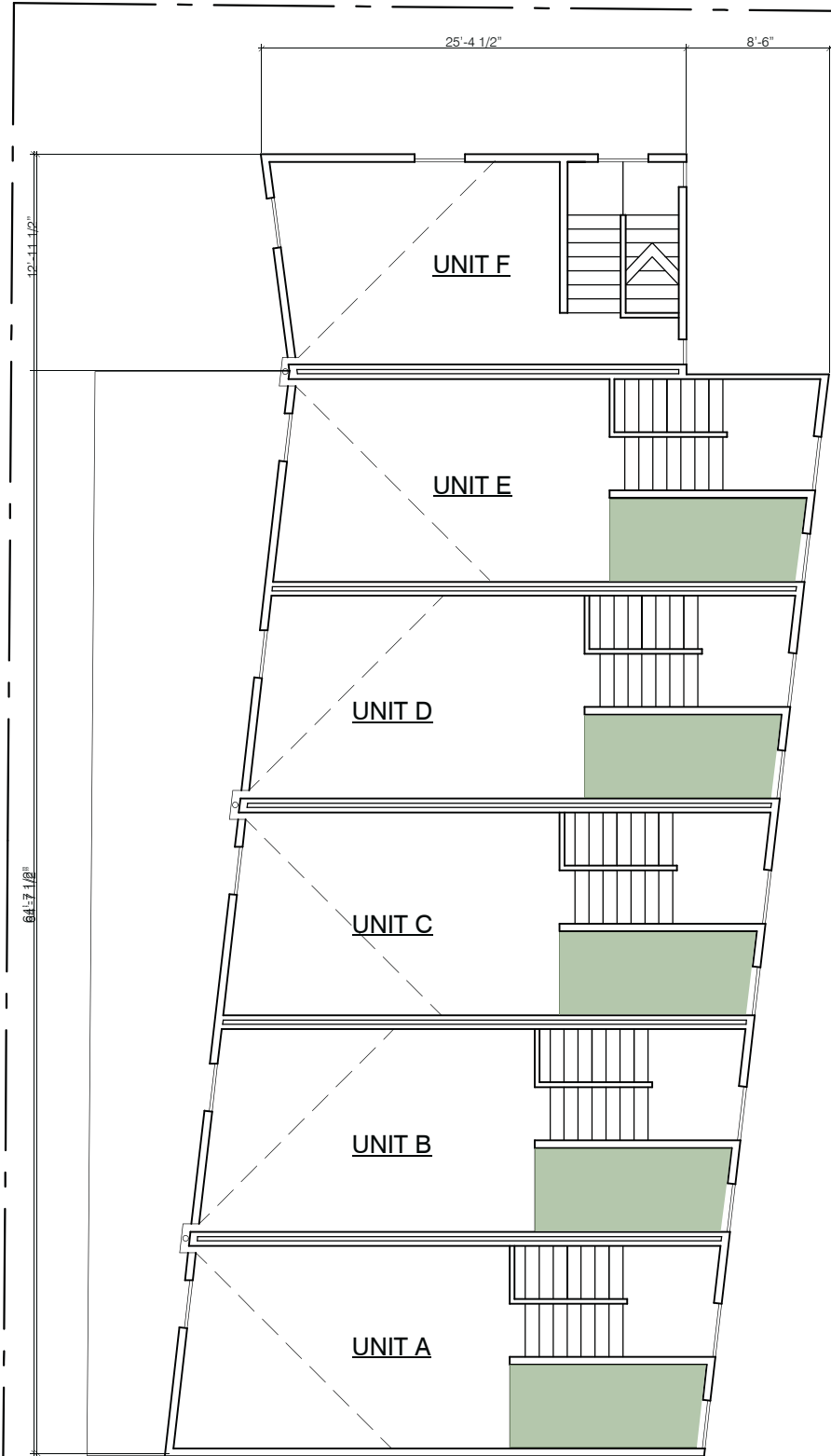
ground plan



level two plan



level three plan



roof plan

perspective views





perspective views



entry view, from south



entry view, from north



east view



south view



north view

9.0 // adjustment requests

1) SMC 23.45.518 rear setback requirement

Per Table A: 7 foot average / 5 foot minimum required.

proposition:

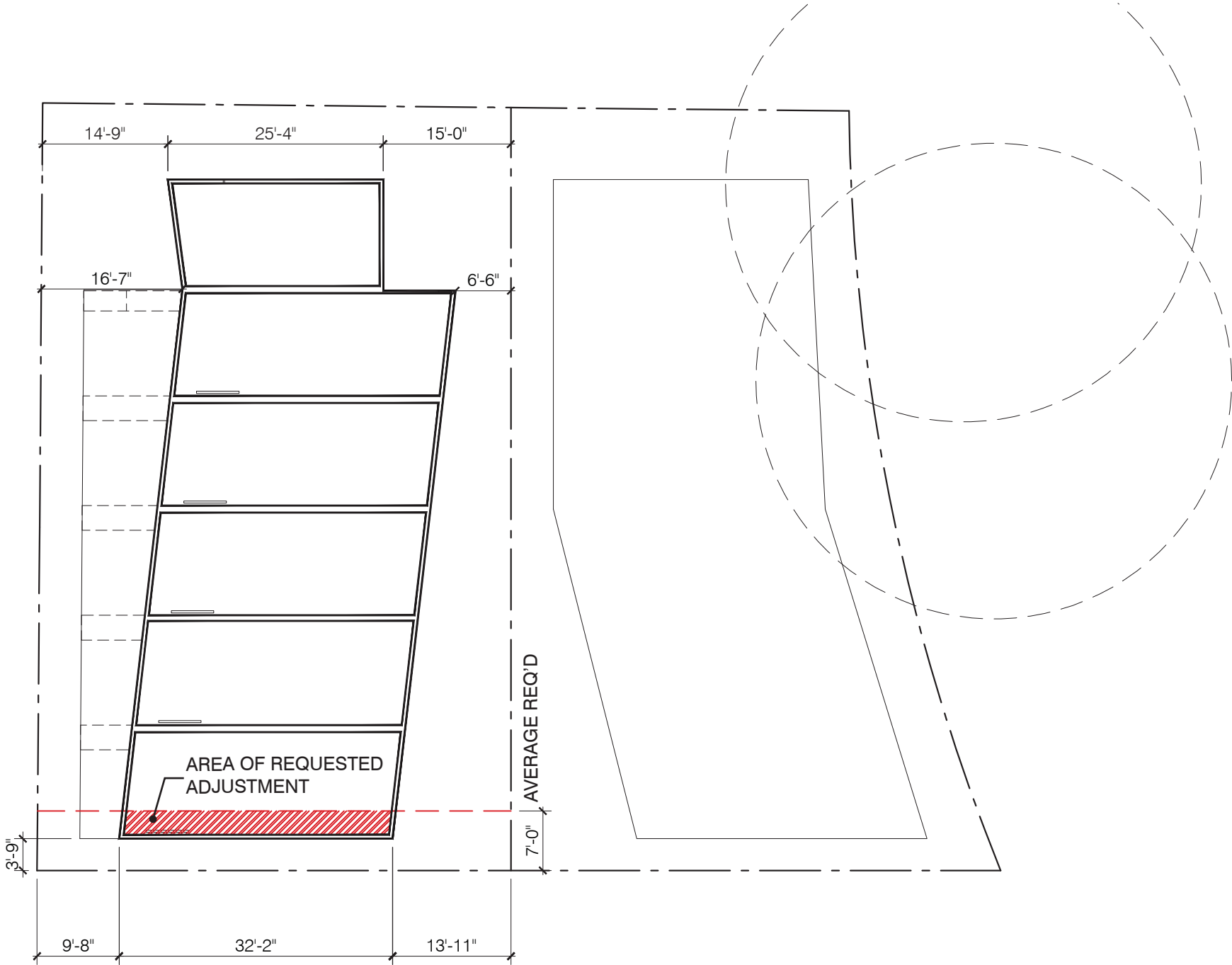
To allow a rear yard setback reduction to 3'-9" in order to provide wider side yard setbacks on both the east and west sides of the residential portion of the project.

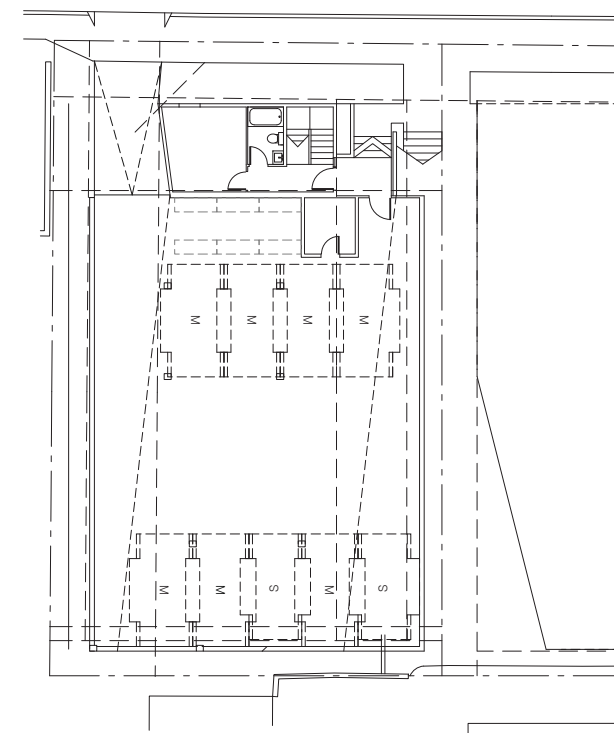
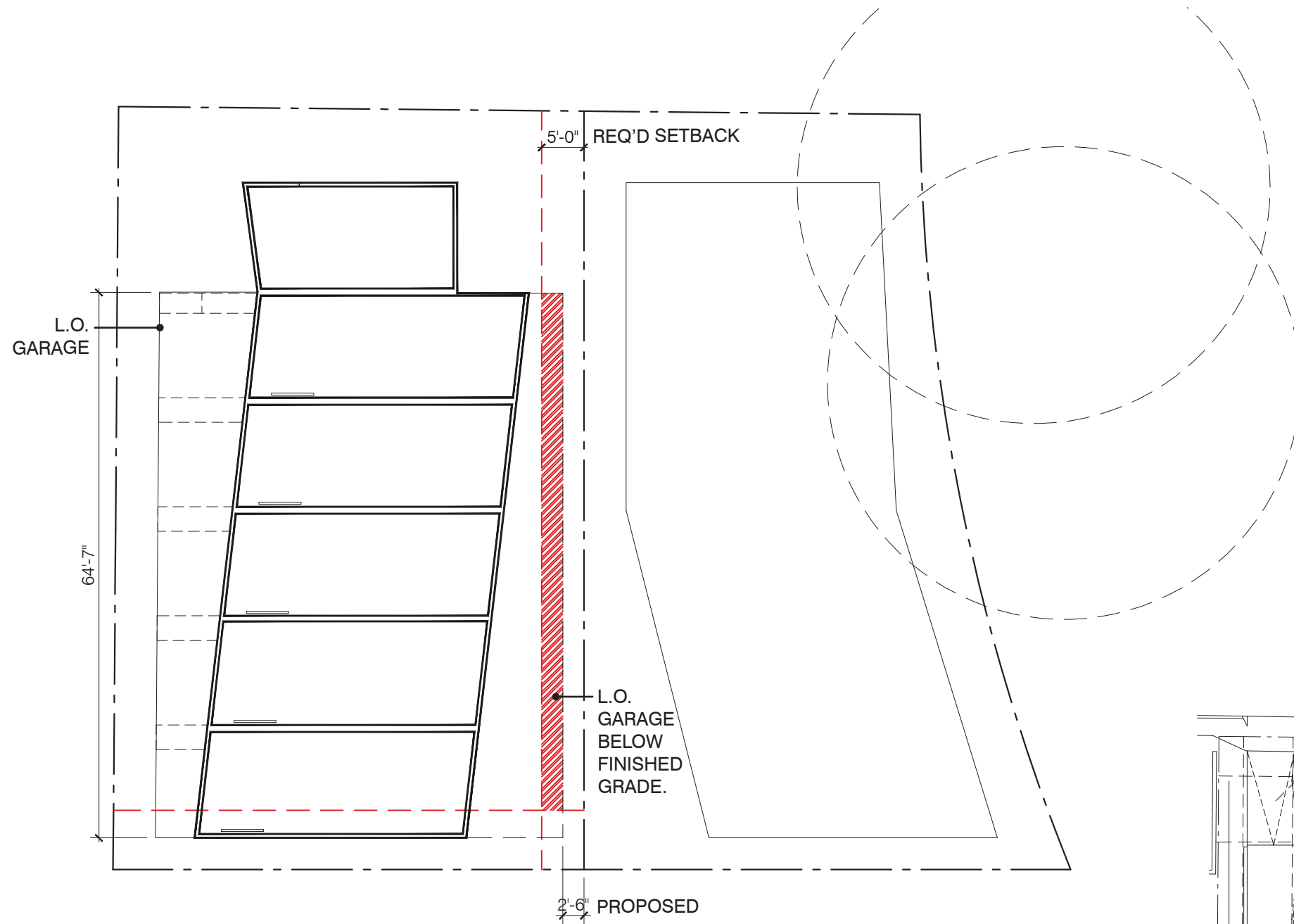
rationale:

Although the adjacent project to the east is not part of this proposal the proposed setback reduction allows for continuity in the relationship to the adjacent lot line with a 6'-6" setback at the northeast corner and 13'-11" at the southeast corner.

The structure width has been minimized to 32'-2" wide. The west side yard has been increased to 9'-8" at the southwest corner, 14'-9" at the northwest corner and 16'-7" at the maximum inflection point which provides substantially less building mass along the adjacent neighbor's side lot line.

The reduced rear yard allows an expansion of the side yards in order to situate the living spaces a greater distance from adjacent lots. The proposed adjustment is a superior solution to a code conforming condition.





garage level plan

2) SMC 23.45.518 side setback requirement

Per Table A: façade length greater than 40 feet requires 7 foot average / 5 foot minimum.

proposition:

To allow the below grade portion of the parking structure to be located within 2'-6" of the eastern side lot line.

rationale:

Since the proposed parking garage is above existing grade it is not "underground" and is therefore subject to setback requirements. Zoning measurement aside, the garage is below finished grade and hidden under the communal courtyard space. The adjustment allows the parking level to extend to within 2'-6" of the eastern lot line to provide additional parking in a neighborhood that has expressed concerns about impacts on streets. In addition, other service program elements, such as storage, are located below finish grade. This preserves above grade communal open space and is responsive to neighborhood concerns. The proposed adjustment is a superior solution to a code conforming condition.



3) SMC 23.45.527.B. Maximum façade length in LR zone

The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line.
East lot line = 89.90' x 65% = 58.37' maximum façade length

proposition:

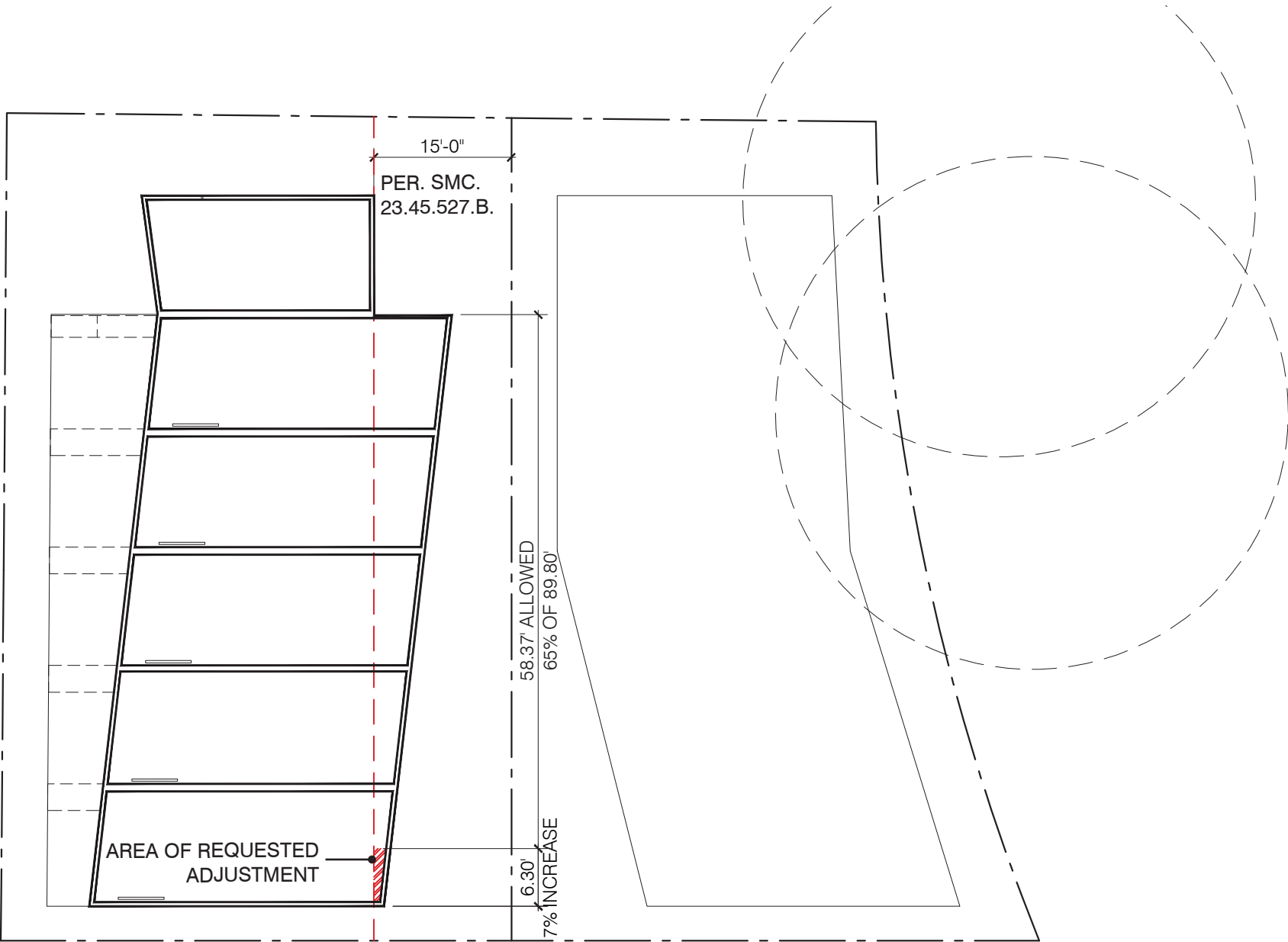
To allow a 7% increase in the façade length to 67.35'.

rationale:

The inflection angle of the east wall is determined by two project goals:

- 1. To create a central landscaped open space that is shared with the neighboring rowhouse development to the east.
- 2. To respect the neighboring property to the west with additional building setback that creates functional landscaped outdoor space for each unit.

This east wall is an “interior” side wall to the broader development across the open space. The adjacent rowhouse structure also inflects its west wall at a complimentary angle to maximize south exposure of the shared courtyard space. The proposed adjustment is a superior solution to a code conforming condition.



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Corinne R. Hollister

ISA CERTIFIED ARBORIST — PN-6981A
ISA TREE RISK ASSESSMENT QUALIFIED
American Society of Consulting Arborists, Member

Consulting Arborist Services

To: Graham Black / gp projects
Reference: Tree inventory
Date: December 17, 2018
Site Address: 627-635 13th Ave. E Seattle, 98102
Parcel: 1336300325 and 1336300330

Dear Mr. Black,

You contacted me and subsequently contracted my services to develop a tree inventory for the properties referenced above, and to identify any significant trees. I visited the site on Friday, December 14, 2018.

Summary:

I visually inspected the trees on site and identified six (6) significant trees located on the two parcels and two (2) significant street trees. They are listed in the table on the following page, along with ratings for both health and structure. The trees consist of six deciduous and two evergreen trees – three Maples, one Elm, one Horse chestnut, one Black locust and two Western red cedars. The two street trees, maintained privately according to the Seattle Street Tree Map, may be considered exceptional trees by the Seattle Department of Transportation. There were other trees on the parcels too small to be significant or generally considered shrubs, such as a large butterfly bush.

Significant trees are defined by the city of Seattle as those over six inches in diameter, measured 4.5 feet from the ground. Exceptional trees are those that have significant value due to size and species, having unique historical, ecological or aesthetic value.

Tree Inspection:

This inspection identifies both the health and the structure of each tree. Tree health assesses disease, insect infestation and old age. Tree structure is the manner in which a tree is constructed, along with observable defects, which can indicate if a tree is subject to failure. No invasive procedures were performed on any tree during inspection. The results of this inspection are based on what was visible at the time of my site visit.

The following table reflects the results of my inspection, including the following for each tree:

- Number – as shown on the aerial photo attached.
- Species – both common and Latin names.
- DBH – stem diameter measured in inches, 4.5 feet from the ground.
- Dripline – average branch extension from the trunk measured as radius in feet.
- Category – significant or exceptional, as defined by Seattle Tip 242 and Director’s rule 16-2008.
- Ratings – from 1 to 3 (where 1 indicates no visible defects, in structure or health; 2 indicates minor problems that may require action; 3 indicates significant problems or defects and tree removal is recommended.).



Graham Black / gp projects development
627-635 13th Ave E – 1336300325 and 1336300330
Tree Inventory
December 17, 2018
Page 2 of 4

- Visible defects – Visible structural defects or diseases:
 - Asymmetrical canopy – an unbalanced canopy due to space and light competition from adjacent trees.
 - Decay – a substance undergoing decomposition or a process of degradation by microorganisms.
 - Girdling of trunk – a line of string, rope or wire circling the trunk, which may lead to tree failure;
 - Included bark – bark embedded between two stems, may decrease strength of attachment;
 - Large pruning cuts – large branches cut into the sapwood of the trunk, resulting in extensive wound wood and some decay;
 - Low live crown ratio – the ratio of crown length to total tree height. Stand-alone trees with a LCR of 30 and lower are at increased risk of failure.

Tree #	Species	DBH	Dripline	Health	Structure	Category	Notes
1	Norway maple Acer platanoides	31 in.	28 ft.	1	2	Significant to Exceptional*	Large water sprouts in response to past pruning, signs of decay, street tree (TRE-43784)
2	Norway maple Acer platanoides	31 in.	28 ft.	1	2	Significant to Exceptional*	Asymmetrical canopy, signs of decay, street tree (TRE-43883)
3	Elm Ulmus spp.	14.5 in.	11 ft.	1	2	Significant	Asymmetrical canopy, very close to house
4	Western red cedar Thuja plicata	6.5 in.	8 ft.	1	2	Significant	Growing out of whiskey barrel
5	Western red cedar Thuja plicata	9 in.	11 ft.	1	1	Significant	
6	Black locust Robinia pseudoacacia	22.5 in.	4 ft.	3	3	Significant	Dead/dieing, advanced signs of decay, poorly pruned, included bark
7	Horse chestnut Aesculus hippocastanum	22 in. **	15 ft.	1	3	Significant	17 in., 14.5 in., large wound from past pruning, signs of trunk girdling
8	Big leaf maple Acer macrophyllum	25 in.	24 ft.	2	2	Significant	Large wound from past pruning, low live crown ratio

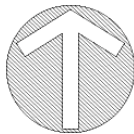
* Consult with SDOT for determination

** Quadratic mean, multi-stemmed

Thank you. Please let me know if you have any questions.

Sincerely, 

Corinne Hollister, ISA Certified Arborist PNW 6981A, Tree Risk Assessment Qualified, ASCA Member



Attachment 1: Assumptions and Limiting Conditions

1. A field examination of the site was made on December 14, 2018. My observations and conclusions are as of that date.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/arborist can neither guarantee nor be responsible for the accuracy of information provided by others.
3. I am not a qualified land surveyor, and this tree exhibit is based on aerial maps obtained from free online resources. Sketches and photographs in this report are not necessarily to scale and should not be construed as an accurate survey. Furthermore, property lines (if shown) are indicated from King County iMap database.
4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made.
5. Unless stated other wise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied that problems or deficiencies of the subject trees may not arise in the future.
6. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without prior written or verbal consent of the consultant.
7. All trees possess the risk of failure. Trees can fail at any time, with or without obvious defects, and with or without applied stress. Risk management is solely the responsibility of the landowner.
8. Construction activities can impact trees in unpredictable ways. All retained trees should be inspected at the completion of construction, and regularly thereafter as part of ongoing maintenance.

Attachment 2: Aerial photo of site – Google satellite maps

